

NORFOLK CITY PLANNING COMMISSION – ITEM NO. 15

PUBLIC HEARING DATE: MAY 23, 2002

STAFF REPORT-DEPARTMENT OF PLANNING

PART 1: APPLICATION DESCRIPTION:

Nature of Application:

Amendment to the Zoning Ordinance of the City of Norfolk, 1992, so as to add the following Section:

Add Section 25-10.9; Single Family homes constructed on substandard lots; requirement of a special exception.

Applicant: City Planning Commission, by Sterling Cheatham, Acting Executive Secretary

Description of proposed amendment:

Current policy allows a parcel of land which does not meet the minimum lot width or size to be built upon if the property owner does not own any adjacent property. The development of these 'substandard lots' is limited to single family homes.

The City Attorney's Office and Council have expressed a concern that the resulting development on these substandard lots may not be compatible with the existing character of the neighborhood. The proposed regulations would require and applicants proposing to develop a substandard lot to first obtain a special exception. The special exception would require the applicant to provide information sufficient to show that the proposed development would be in keeping with the character of the neighborhood in which it is located.

PART 2: RECOMMENDATION

It is recommended that this amendment be approved.

Report Prepared: May 9, 2002

Copies Provided to:

City Planning Commission

Other:

Shurl R. Montgomery, Assistant City Manager
Bernard Pishko, City Attorney
Daniel R. Hagemeister, Deputy City Attorney